

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 Milton Drive, Wyndham Vale Vic 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$505,000

Median sale price

Median price

\$610,000

Property Type

House

Suburb

Wyndham Vale

Period - From

01/04/2026

to

30/06/2026

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	12 Marlo Sq WYNDHAM VALE 3024	\$540,000	23/07/2026
2	34 Feathertop Dr WYNDHAM VALE 3024	\$520,000	29/06/2026
3	8 Aloma Av WYNDHAM VALE 3024	\$515,000	25/06/2026

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/08/2026 11:32

8 Milton Drive, Wyndham Vale Vic 3024



first
national
REAL ESTATE | Bill Schlink

Kareem El-kotob

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Indicative Selling Price

\$505,000

Median House Price

June quarter 2026: \$610,000



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Property Type: House

Land Size: 563 sqm approx

Agent Comments

Comparable Properties



12 Marlo Sq WYNDHAM VALE 3024 (REI)

Agent Comments

🛏 4 🚿 1 🚗 3

Price: \$540,000

Method: Auction Sale

Date: 23/07/2026

Property Type: House (Res)

Land Size: 692 sqm approx



34 Feathertop Dr WYNDHAM VALE 3024 (REI)

Agent Comments

🛏 3 🚿 1 🚗 2

Price: \$520,000

Method: Private Sale

Date: 29/06/2026

Property Type: House

Land Size: 563 sqm approx



8 Aloma Av WYNDHAM VALE 3024 (REI)

Agent Comments

🛏 3 🚿 1 🚗 4

Price: \$515,000

Method: Private Sale

Date: 25/06/2026

Property Type: House

Land Size: 575 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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